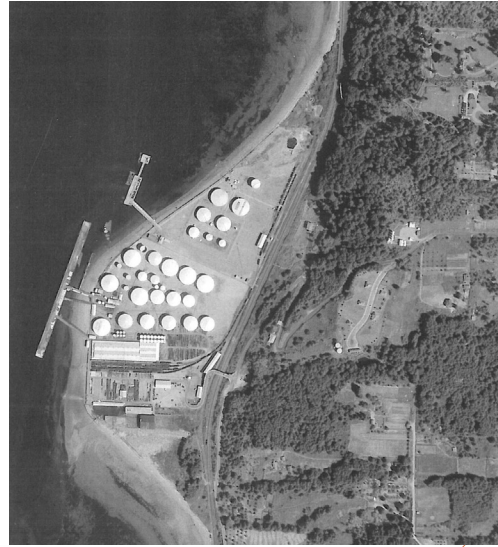


# POINT WELLS

MAY 16, 2018

P-2 2018-0516 Point Wells Hearing presentation  
PFN: 11 101457 LU



1936



1946



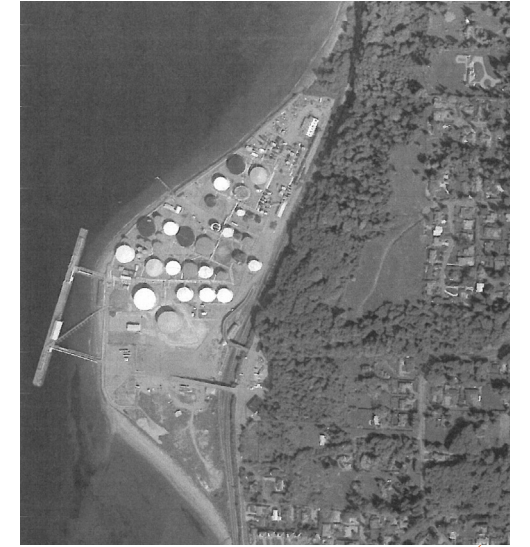
1956



1969



1990



2004





1. VIEW NORTH FROM OFFICE STRUCTURE



2. VIEW TO EAST FROM PIER



**3. ASPHALT PRODUCTION PLANT**



**4. BRIDGE TRESTLE OVER TRAIN TRACKS**



5. FUEL STORAGE TANK AT SHORELINE



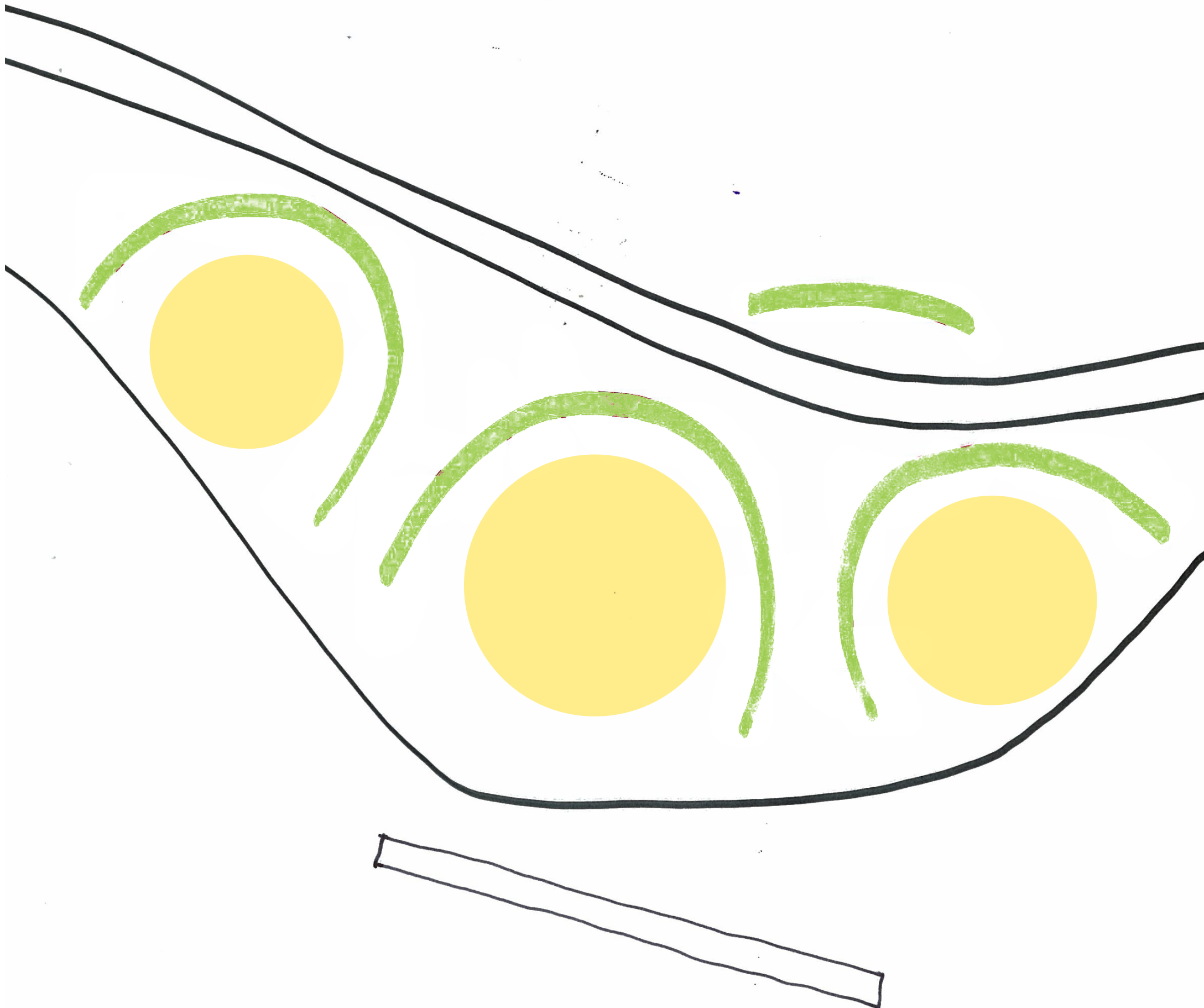
6. OFFICE STRUCTURE ON SEAWALL



7. VIEW TO WEST



8. ASPHALT OPERATION



SECONDARY  
ACCESS ROAD

TRANSIT STATION

WOODLAND

CONTINUOUS  
ESPLANADE

PUBLIC BEACH

GATEWAY PLAZA

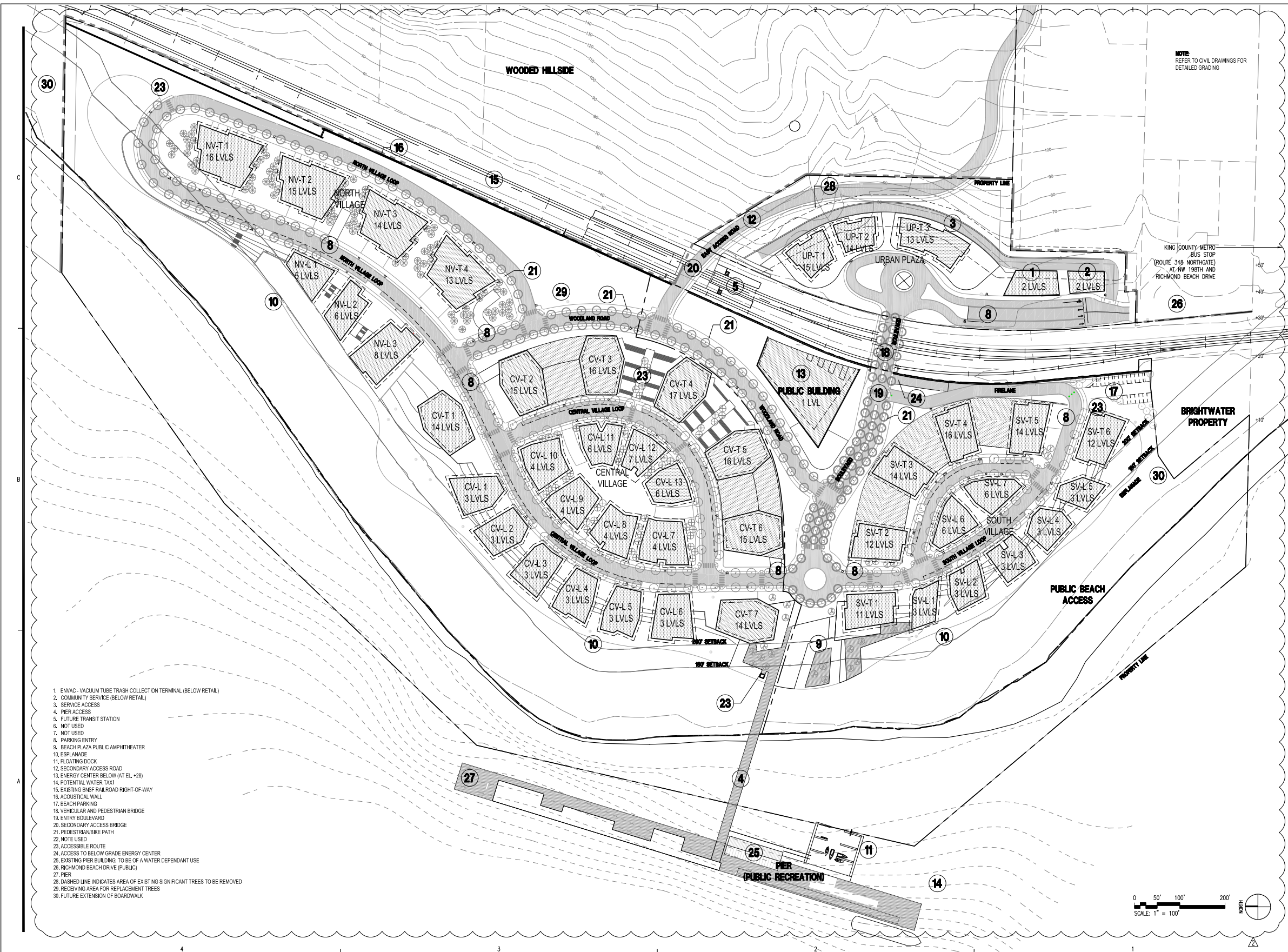
ACOUSTIC BUFFER  
WALL

ENTRY BOULEVARD

COMMUNITY  
BUILDING

WATERFRONT  
PLAZA &  
AMPHITHEATER

PIER



1. ENVIAC - VACUUM TUBE TRASH COLLECTION TERMINAL (BELOW RETAIL)  
2. COMMUNITY SERVICE (BELOW RETAIL)  
3. SERVICE ACCESS  
4. PIER ACCESS  
5. FUTURE TRANSIT STATION  
6. NOT USED  
7. NOT USED  
8. PARKING ENTRY  
9. BEACH PLAZA PUBLIC AMPHITHEATER  
10. ESPRANDE  
11. FLOATING DOCK  
12. SECONDARY ACCESS ROAD  
13. ENERGY CENTER BELOW (AT EL. +28)  
14. POTENTIAL WATER TAXI  
15. EXISTING BNSF RAILROAD RIGHT-OF-WAY  
16. ACOUSTICAL WALL  
17. BEACH PARKING  
18. VEHICULAR AND PEDESTRIAN BRIDGE  
19. ENTRY BOULEVARD  
20. SECONDARY ACCESS BRIDGE  
21. PEDESTRIAN/BIKE PATH  
22. NOTE USED  
23. ACCESSIBLE ROUTE  
24. ACCESS TO BELOW GRADE ENERGY CENTER  
25. EXISTING PIER BUILDING; TO BE OF A WATER DEPENDANT USE  
26. RICHMOND BEACH DRIVE (PUBLIC)  
27. PIER  
28. DASHED LINE INDICATES AREA OF EXISTING SIGNIFICANT TREES TO BE REMOVED  
29. RECEIVING AREA FOR REPLACEMENT TREES  
30. FUTURE EXTENSION OF BOARDWALK

**PERKINS  
+ WILL**

1301 Fifth Avenue  
Suite 2000  
Seattle, WA 98101  
t: 206.381.6000  
www.perkinswill.com

## Point Wells Development

### BSRE Point Wells, LP

c/o Karr Tuttle Campbell  
701 5th Avenue, Suite 3300  
Seattle, Washington 98104



REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018

#### Sheet Information

Date 03/04/2011  
Job Number 169009.000  
Drawn  
Checked  
Approved

Title

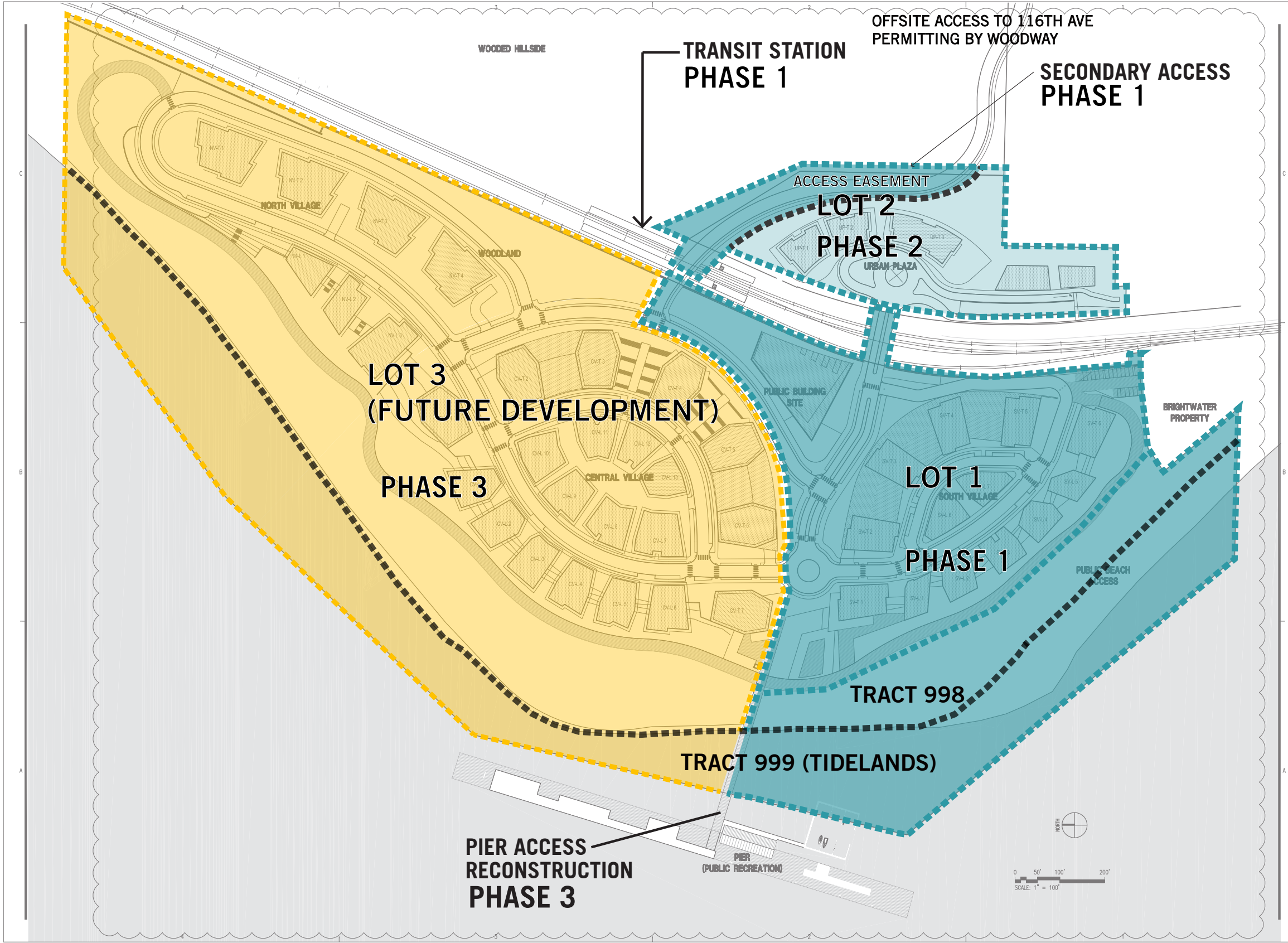
## OVERALL SITE PLAN

Sheet

# A-050

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1301 Fifth Avenue  
Suite 2300  
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P: 206.351.6000  
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Point Wells  
Development

BSRE  
Point Wells, LP  
c/o Kerr Tuttle Campbell  
701 5th Avenue, Suite 3300  
Seattle, Washington 98104

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1	CORRECTION	04.18.2017
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Sheet Information	
Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	
Title	

PHASING PLAN

Sheet

A-056

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# DEVIATIONS AND VARIANCES

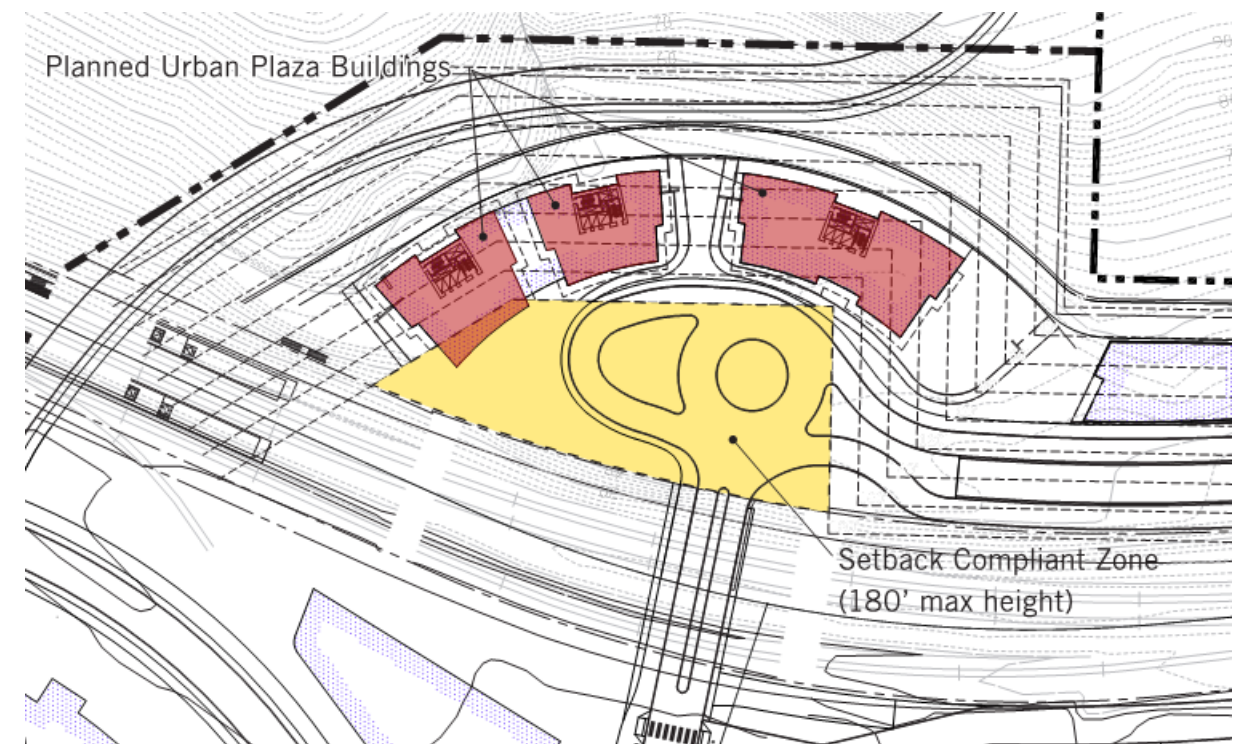
**SCC 30.41B.200, SCC 30.24.060, SCC 30.34A.080, EDDS 3-050 AND EDDS 3-065  
DEVIATION FROM REQUIREMENT FOR PUBLIC ROAD SERVICE TO LOT**

**SCC 30.62B.320 AND SCC 30.62.340 (2007)  
DEVIATION FOR BUILDING IN LANDSLIDE AREA (ACCESS ROAD AND BUILDINGS IN URBAN PLAZA)**

**SCC30.34A.040  
VARIANCE FOR INCREASED HEIGHT AND MASSING NEAR A RESIDENTIAL ZONE**



Model 1 - Planned Option for Upper Plaza Design



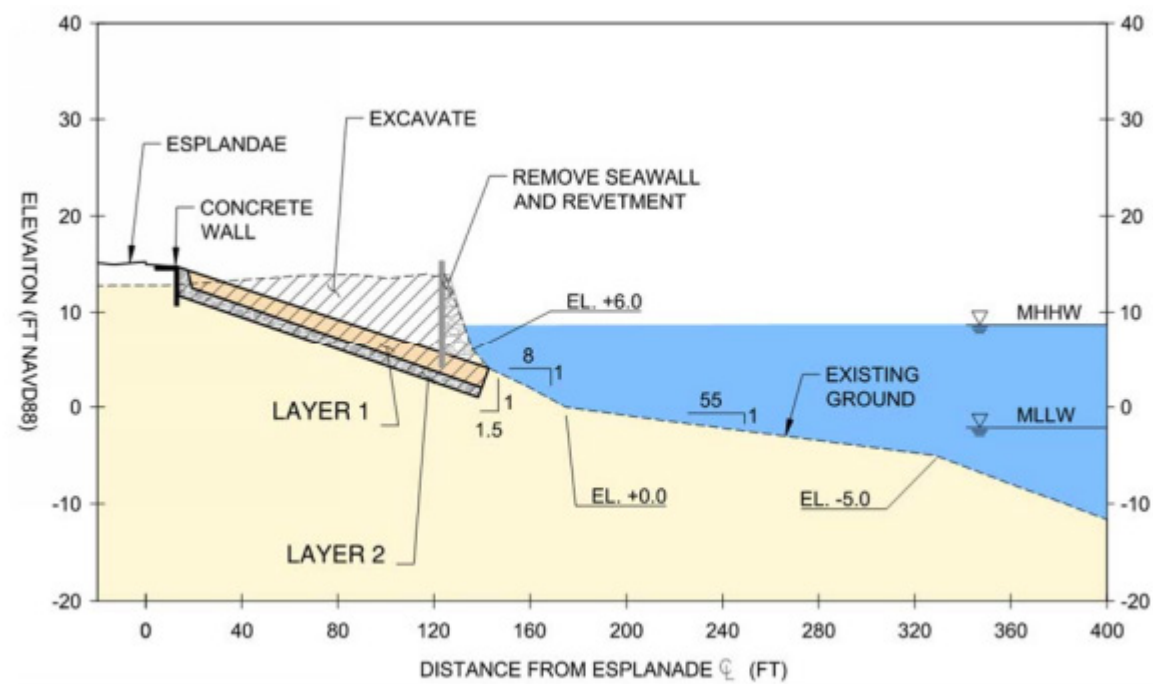
Model 2 - Setback Envelope Maximum at Upper Plaza



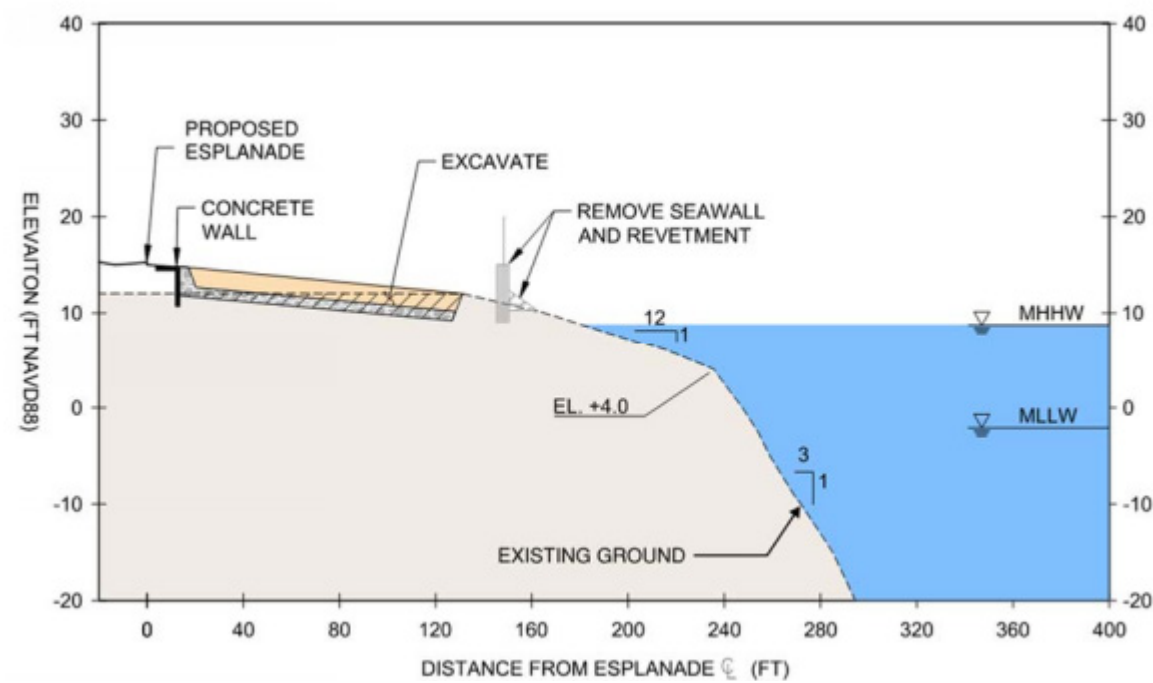


- REMOVE EXISTING HARD EDGE
- INCREASE HABITAT
- CREATE PUBLIC SANDY BEACHES
- CONTINUOUS PEDESTRIAN AND BICYCLE ESPLANADE





SECTION AT REACH 1



SECTION AT REACH 2

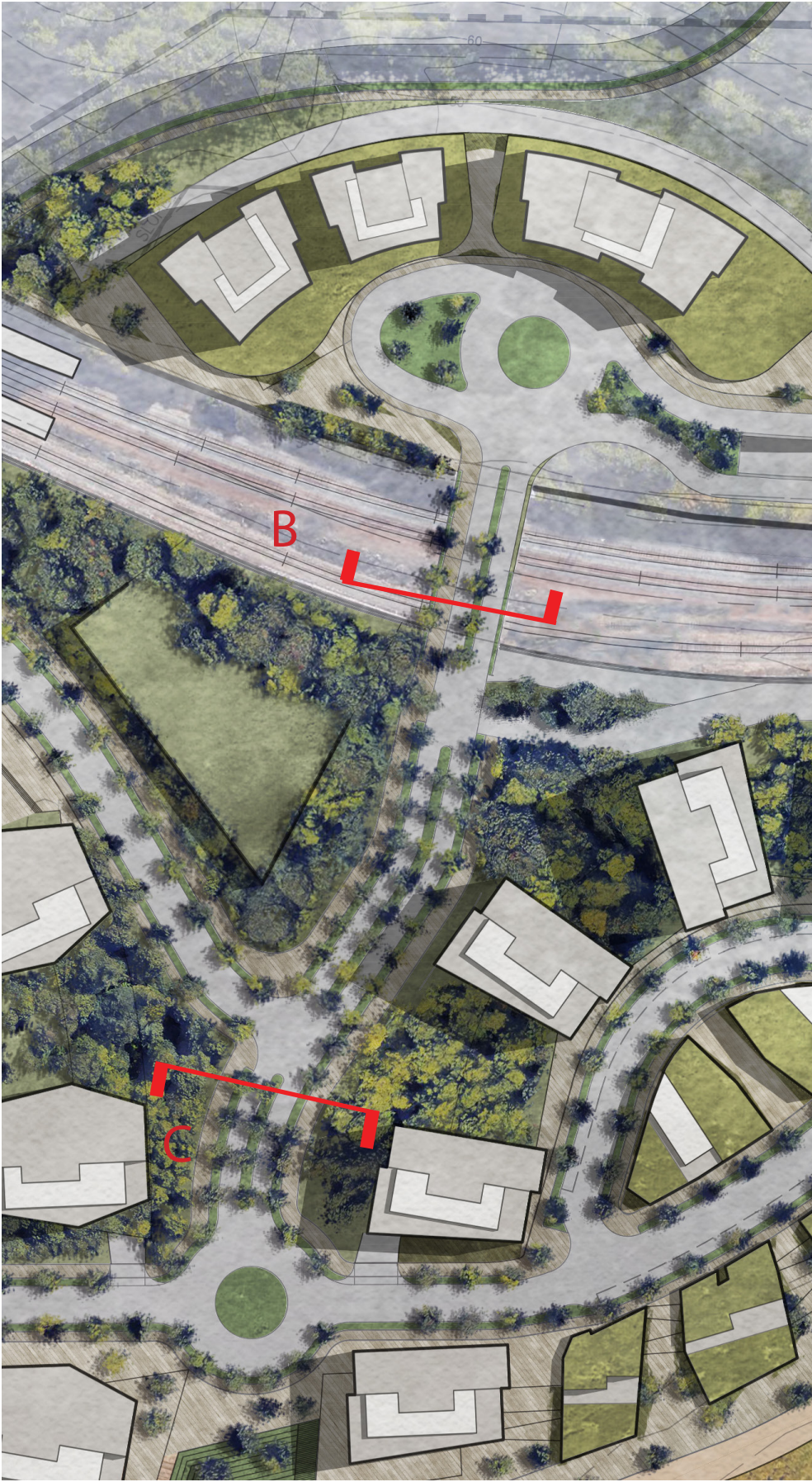




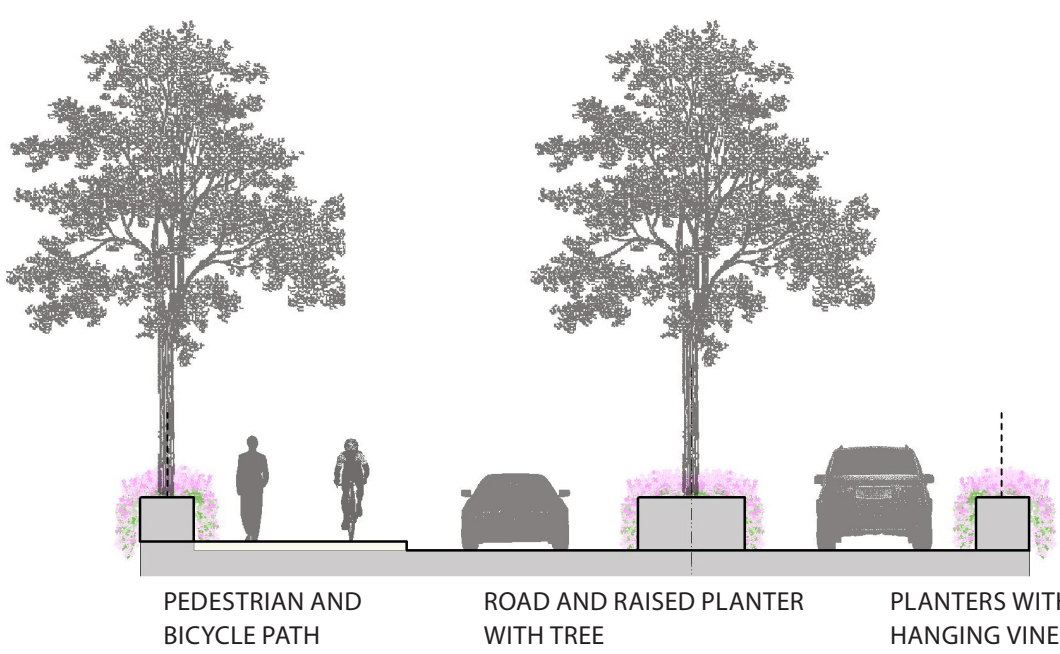
PLAYGROUNDS  
FOOD AND PRIVACY  
GARDENS  
SCULPTURE



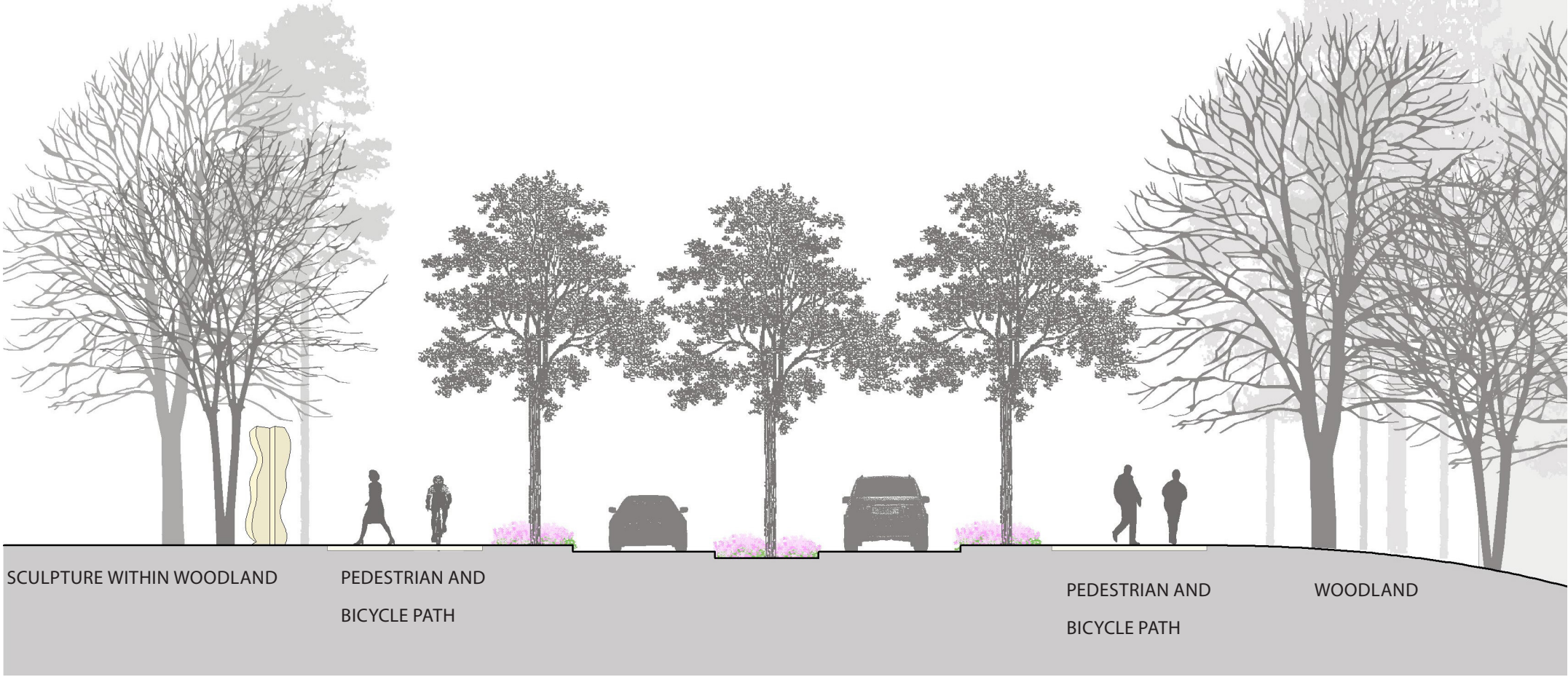
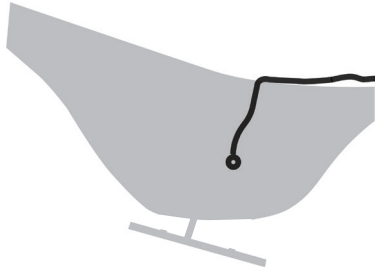




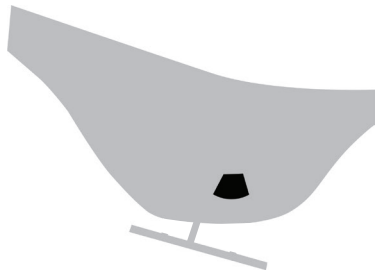
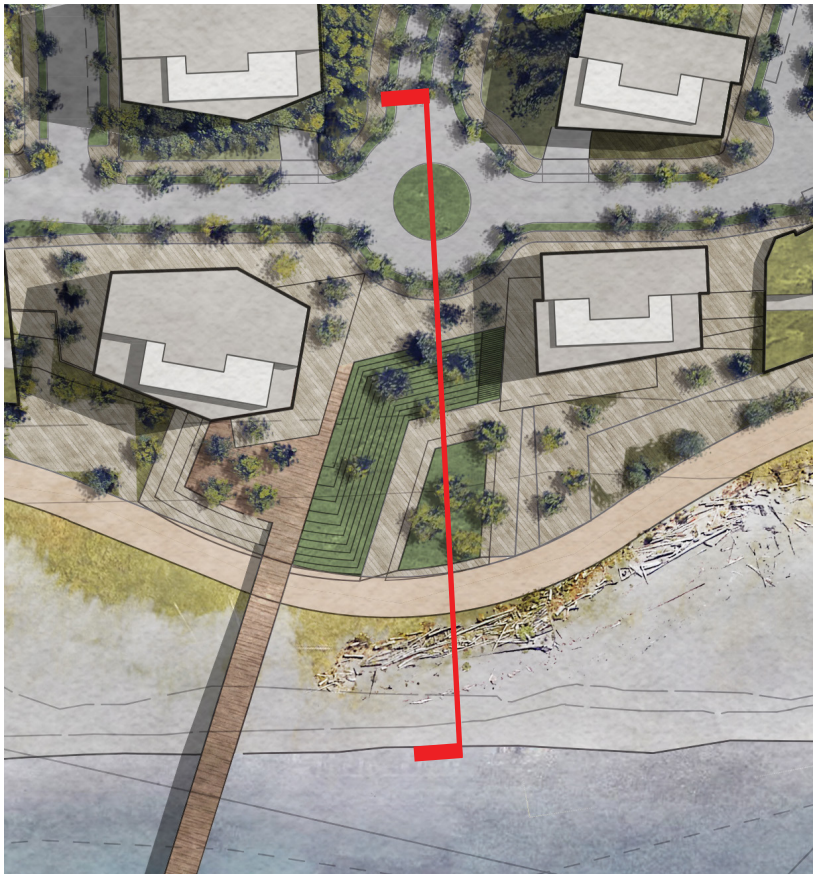
BOULEVARD AND BRIDGE PLAN



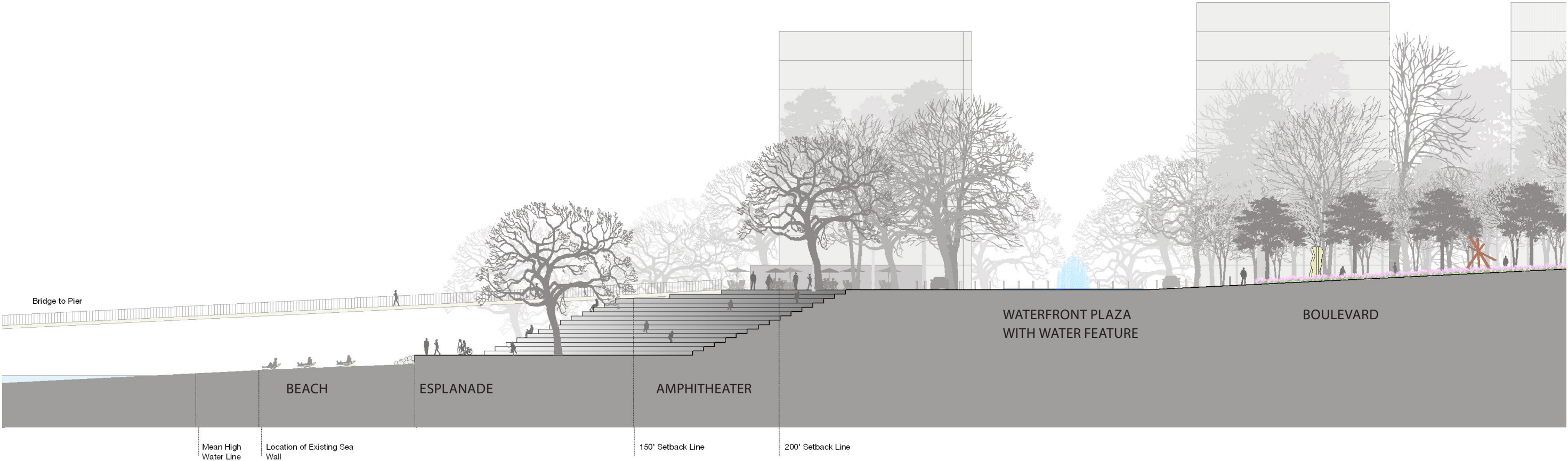
B\_SECTION THROUGH BRIDGE



C\_SECTION THROUGH BOULEVARD

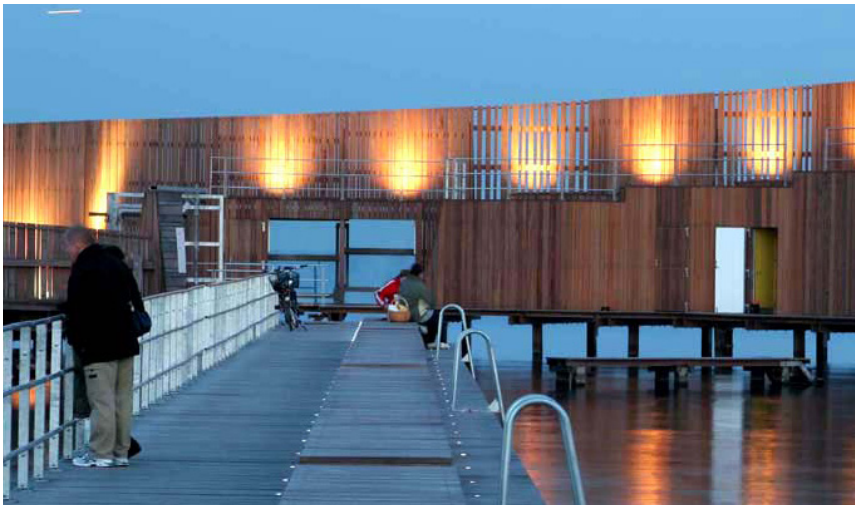
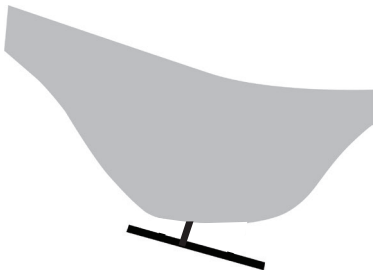


WATERFRONT PLAZA AND AMPHITHEATER PLAN



WATERFRONT PLAZA AND AMPHITHEATER SECTION



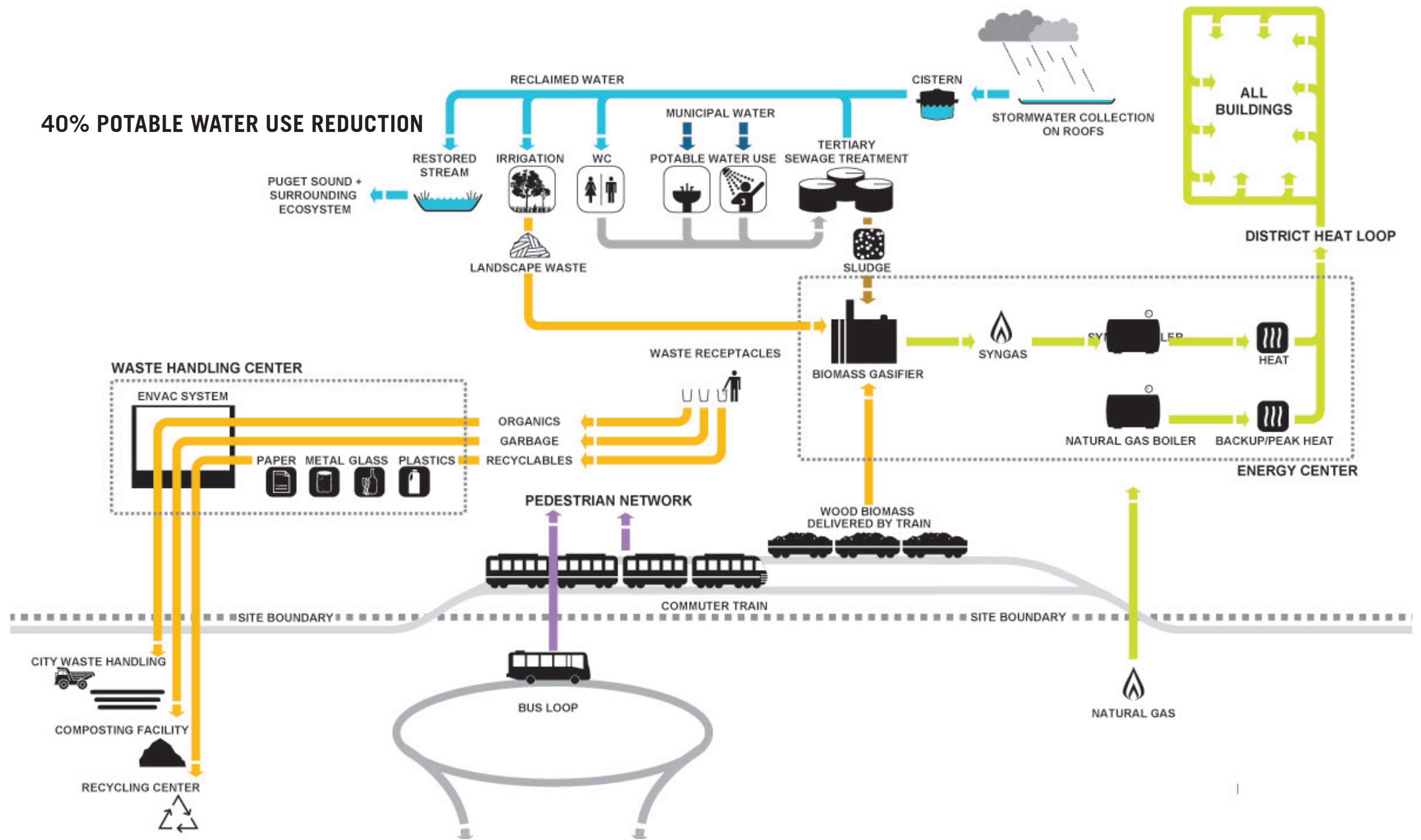


PIER PLAN ENLARGEMENT

PUBLIC ART



40% POTABLE WATER USE REDUCTION





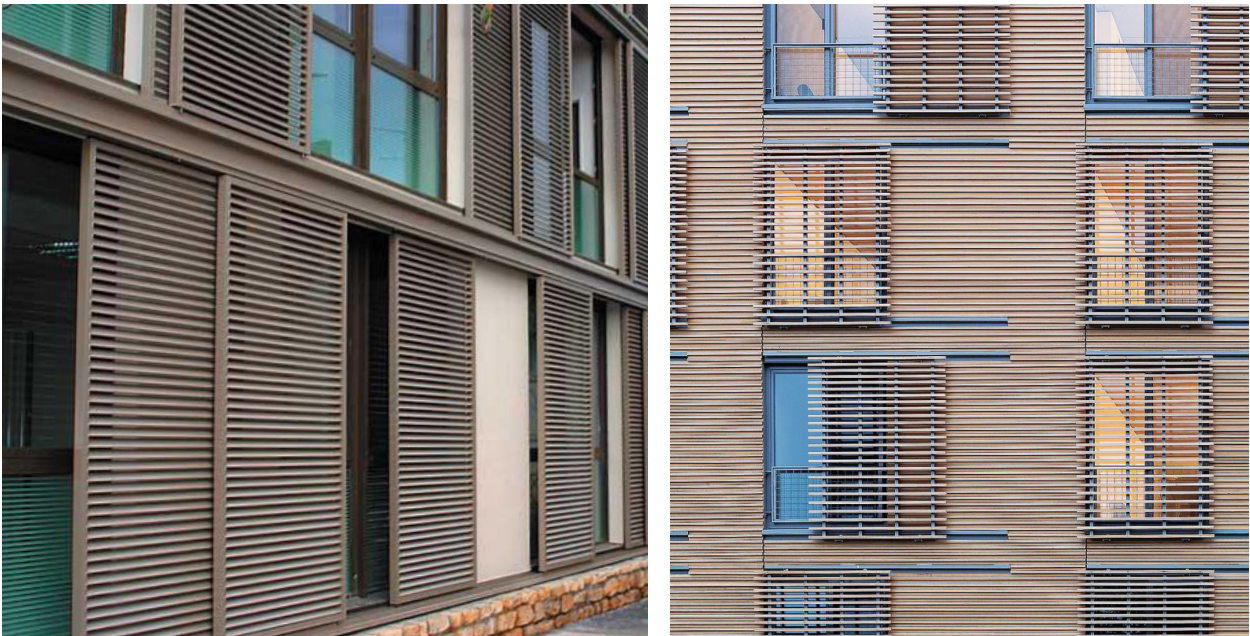
MATERIAL PALLETTE



FIXED WOOD SCREENS



WINDOWS AND RAILINGS

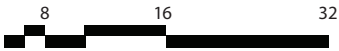


OPERABLE WOOD SCREENS

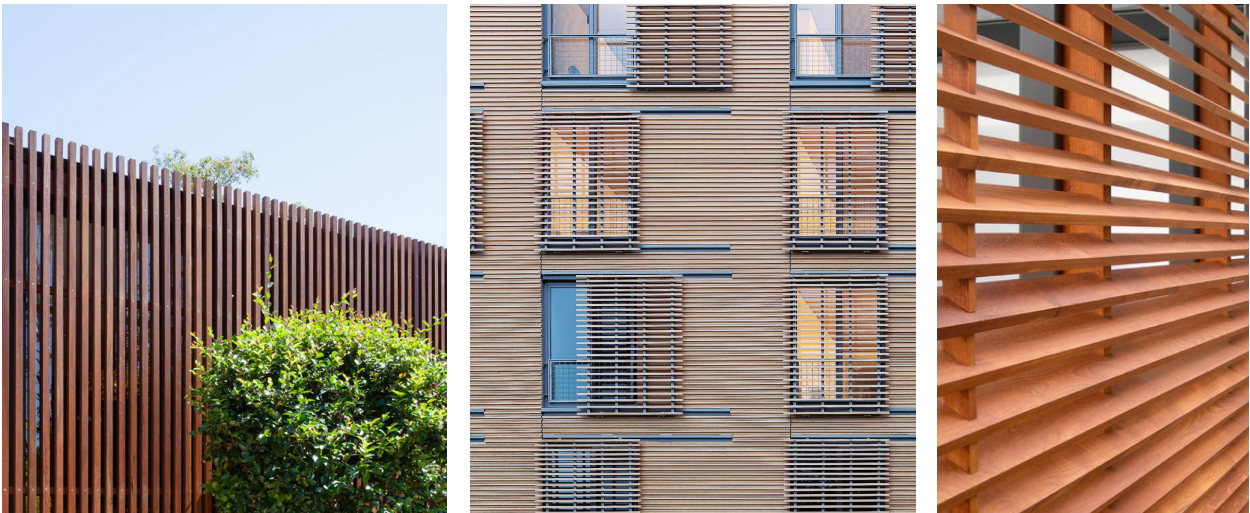
PRECEDENT IMAGERY



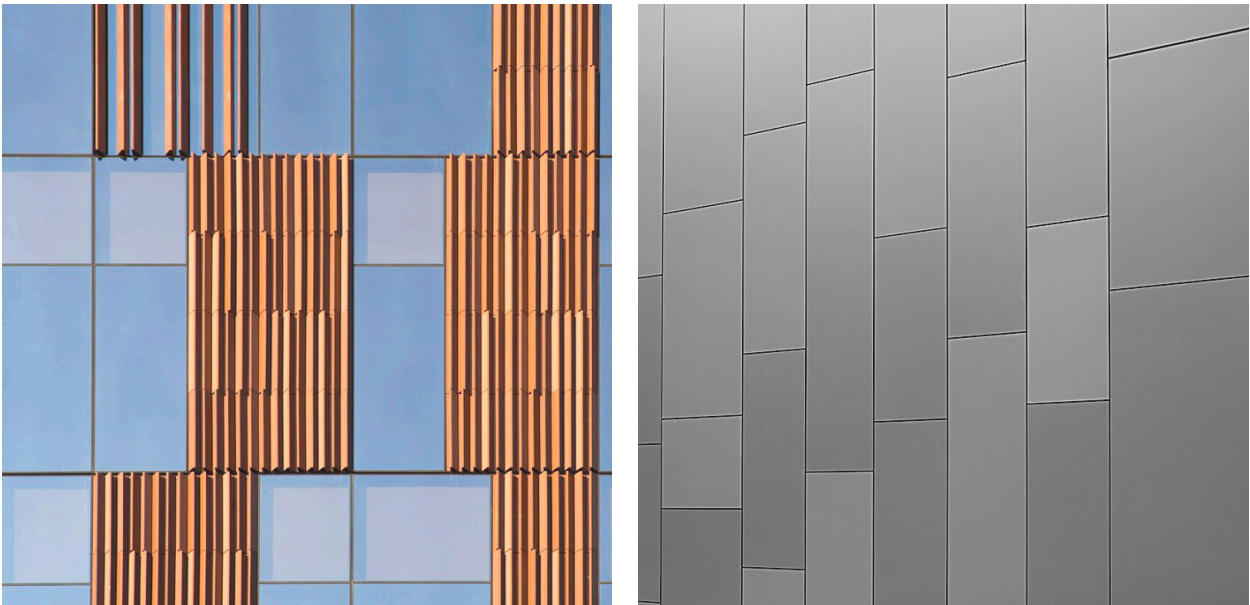
LOW-RISE TYPOLOGY



MATERIAL PALLETTE



WOOD SCREENS



HPL OR TERRA COTTA PANEL

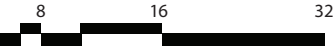


BOARD FORM CONCRETE

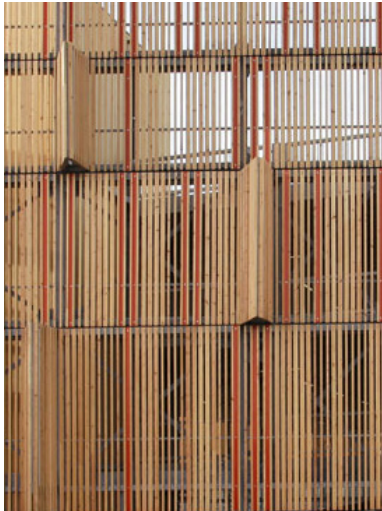
PRECEDENT IMAGERY



MID-RISE TYPOLOGY



MATERIAL PALLETTE



VERTICAL WOOD SCREENS

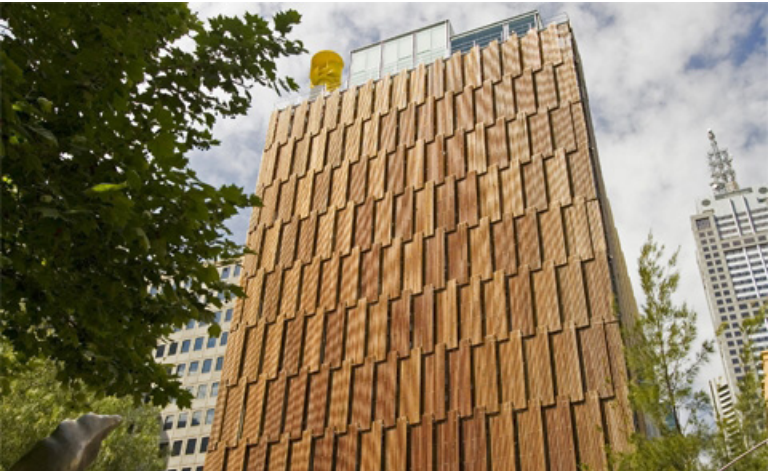


HPL OR TERRA COTTA PANEL



BOARD FORM CONCRETE

PRECEDENT IMAGERY



HIGH RISE TYPOLOGY



8 16 32



An architectural rendering of a modern waterfront development at dusk. The scene features a cluster of multi-story buildings with glass and concrete facades, illuminated from within. In the foreground, a curved promenade with a glowing light strip runs along a sandy beach and a calm body of water. Several small boats are visible in the water. The background shows a dark, forested hillside under a twilight sky with soft clouds. The text "QUESTIONS AND COMMENTS" is overlaid in the center in a bold, black, sans-serif font.

# QUESTIONS AND COMMENTS